

**Government of the District of Columbia**  
**Department of Housing and Community Development**



**DISTRICT ANNOUNCES AFFORDABLE HOUSING AND COMMUNITY  
DEVELOPMENT PROJECTS FOR UNDERWRITING**

These projects will now move to the underwriting stage of the DHCD's funding process. Of the selected projects, many will complete the underwriting process and receive letters of funding commitment.

**Descriptions of Projects Selected:**

***SPECIAL NEEDS***

**Barnaby House**

**Borrower:** So Others Might Eat (SOME)

**Ward:** 8

**Site:** Barnaby Street, SE.

**Units:** 10

**Project Summary:** The project is a conversion of an existing residential building located at 740 Barnaby Street, SE that will house homeless persons or those at risk of being homeless.

**Hyacinth's Place**

**Borrower:** Hyacinth's Place LLC

**Ward:** 7

**Site:** 1058 & 1060-1062 Bladensburg Rd. NE

**Units:** 15

**Project Summary:** Hyacinth's Place will provide permanent, affordable housing for formerly homeless women who are recovering from mental illness. The project, comprised of 15 single room occupancy units, will also include additional comprehensive therapeutic and social re-integration services.

### **Mt. Olivet Special Needs Housing**

**Borrower:** Community Connections, Inc (CCI)

**Ward:** 5

**Site:** 1255, 1257, 1261 Mt. Olivet Rd, NE

**Units:** 12

**Project Summary:** These apartments, located in the Trinidad area, will be occupied by very low income tenants with mental health needs who qualify for special needs housing. CCI intends to hold this property for 30-40 years as affordable housing.

### **Finankra Place Supervised Independent Living**

**Borrower:** Finankra Place

**Ward:** 8

**Site:** 3200 13th Street, SE

**Units:** 12

**Project Summary:** Finankra Place Incorporated Independent Living program is a comprehensive independent living program for youth between the ages of 18 and 21 who are residents of the District of Columbia. The mission of the organization is to provide housing, structured living arrangements, training and other life skills necessary for successful transition to a self-sufficient adult lifestyle.

### **A.S.P.I.R.E. Housing 820 8<sup>th</sup> Pilgrim Housing**

**Borrower:** Pilgrim Baptist Church

**Ward:** 6

**Site:** 820 8th Street, NE

**Units:** 7

**Project Summary:** Pilgrim Baptist Church (PBC), a non-profit, faith-based organization, was selected as a contractor to act as Lead Faith-Based Organization for Wards 5 and 6 in a program with the Court Services and Offender Supervision Agency. That agency pairs churches with ex-offenders to provide a mentoring partnership that would work to reacclimatize persons previously incarcerated as they return to the city and their families. The proposed project, located near 8th and H Streets, NE, is conveniently located to public transportation as well as close proximity to key sites that for the population that will be housed in this project.

### **RENTAL**

#### **Gibson Plaza**

**Borrower:** Crawford Edgewood Managers, Inc.

**Ward:** 2

**Site:** 1301 7th Street, NW

**Units:** 216

**Project Summary:** Gibson Plaza Apartments was constructed in 1972 and named after the Reverend Ernest R. Gibson, pastor of First Rising Mount Zion Baptist Church. Approximately 40% of the property's residents are elderly and long-term residents. Crawford Edgewood Managers plans to use the subsidy to maintain rents that are within the existing tenants' ability to pay.

### **Georgia Commons**

**Borrower:** 3910 Georgia Commons Associates

**Ward:** 4

**Site:** 3910 Georgia Avenue, NW

**Units:** 130

**Project Summary:** AHD, Inc., in partnership with The Jair Lynch Companies, Inc., formed 3910 Georgia Ave Associates LPI to develop the property at 3910 Georgia Avenue as a mixed-income apartment building, dedicating 57 of 130 units to low-income residents. The project integrates green building features and presents an excellent mixed-income development.

### **Wheeler Terrace Apartments**

**Borrower:** Community Housing, Inc.

**Ward:** 8

**Site:** 1217 Valley Avenue, SE

**Units:** 118

**Project Summary:** Community Housing Inc. is seeking capital for the purchase and renovation of Wheeler Terrace Apartments, thereby preserving this project as for 40 years.

### **4000 Kansas Avenue**

**Borrower:** Change All Souls Housing Corporation

**Ward:** 4

**Site:** 4000 Kansas Avenue, NW

**Units:** 19

**Project Summary:** Change All Souls Housing Corporation, a nonprofit organization located in Columbia Heights intends to purchase and renovate the 19-unit apartment building located at 4000 Kansas Avenue, NW, in the Petworth neighborhood of the District of Columbia.

### **D.C. Scattered Site Preservation**

**Borrower:** The Community Builders, Inc

**Ward:** 7

**Site:** 2700 - 2702 Q St, SE; 2701-2703 Q St, SE; 2701-2703 R St, SE

**Units:** 158

**Project Summary:** The DC Scattered Site Preservation project consists of 10 buildings in the Marshall Heights and Pennsylvania Avenue/Fairlawn neighborhoods. The Community Builders (TCB) was founded in May of 1964 in Boston and received its non-profit designation in June of

that year. The mission of TCB is to build strong communities where people of all incomes can achieve their full potential.

### **Brothers Place**

**Borrower:** Thirteenth – Irving Development Corporation

**Ward:** 8

**Site:** 3630 and 3632 Brothers Place, SE

**Units:** 30

**Project Summary:** This development will create home ownership opportunities and revitalize the neighborhood through aesthetically pleasing and environmentally sensitive design and development. In 2001, Thirteenth-Irving Development and Hope Housing (the developers) were awarded a contract from the District of Columbia Housing Authority (DCHA) to rehabilitate scattered sites housing to create more affordable housing and to rid the blight and apathy that had become a staple in the Columbia Heights neighborhood. A plan was developed by the developers and endorsed by DCHA to leverage the proceeds from the Columbia Heights project that will ensure that the mission in which they originally committed would be fulfilled, which included the purchasing of this rental property and allowing the residences to form their self-sufficient cooperative board.

### **R Street Apartments**

**Borrower:** NHT Enterprise Preservation Corp

**Ward:** 2

**Site:** 1416, 1428, 1432, 1436 & 1440 R St., NW

**Units:** 124

**Project Summary:** R Street Apartments consist of five fully occupied, 4-story buildings built in the 1920s in the 1400 block of R Street, N. W. The apartments include efficiencies, 1-, 2-, 3- and 4-bedroom units. This project will be rehabilitate and preserve affordable rental units.

## ***HOME OWNERSHIP***

### **Northeast Parcel Development**

**Borrower:** DC Habitat for Humanity

**Ward:** 7

**Site:** 205-233 54th Street, NE & 212-234 55th Street, NE

**Units:** 27

**Project Summary:** DCHFH is undertaking a development of 53 affordable owner-occupied homes in the Grant Park / Northeast Boundary Neighborhood of Washington, DC. The homes will be sold with no-interest and no-profit mortgages to very low-income D.C. residents. Half of the homes will be sold to current public housing residents. Homebuyer families receive credit counseling, financial literacy training, and homeowner education before they purchase their homes. They are also required to assist with the construction of their homes, and in the process learn about home maintenance and repair.

## **Hacienda Cooperative**

**Borrower:** National Housing Trust Enterprise Preservation Corporation

**Ward:** 7

**Site:** 102 58th Street, SE #C

**Units:** 59

**Project Summary:** Hacienda Cooperative, Inc. (Hacienda) proposes five (5) garden-style condominium buildings comprising 59 units located at 102 58<sup>th</sup> Street, S.E., Washington, DC. Substantial rehabilitation is required for this cooperative located East of the Anacostia River in Ward 7. Hacienda is a limited equity cooperative that serves low-income seniors, retirees, and members of the workforce. Formerly known as a high drug traffic and crime area, Hacienda has thrived in the region of the Capitol View neighborhood of Southeast DC. Although residents have painstakingly cared for their properties and the cooperative's common areas, modernizations of the kitchens, baths, windows, and HVAC are needed. In recognition of the Green Building Act of 2006, Hacienda plans to use energy-efficient replacements, where possible. Since its renovation after purchase in 1989, the property has undergone deterioration due to normal use.

## **Trinity Plaza**

**Borrower:** Far SW-SE Community Development Corporation

**Ward:** 8

**Site:** 3927-3937 S. Cap. St. SW; 3939 S. Cap. St, SW; Atlantic St, SW; and 21 Atlantic St, SW

**Units:** 48

**Project Summary** The non-profit Far SW-SE Community Development Corporation (the CDC) has completed the purchase of three properties at the corner of South Capitol and Atlantic Streets, SW. At this site, the CDC plans to construct a new mixed-use, mixed-income development to be known as Trinity Plaza. The new environmentally sensitive building is envisioned with underground parking, ground floor community and commercial space, plus three floors of affordable and market-rate condos for sale. With the scarcity of retail opportunities in Far SW-SE and the lack of affordable housing for homeownership in the District of Columbia, Trinity Plaza will serve as an important keystone in the Bellevue community. With retail that will cater to the strengths of the neighborhood and not to its weaknesses, and condos that will allow local retail workers the opportunity to own their own home, this highly visible and trafficked location will go far to serve the basic needs of its local community.

## **917 M Street**

**Borrower:** Self-Help Ventures Fund

**Ward:** 2

**Site:** 917 M Street, NW

**Units:** 49

**Project Summary:** 917 M Street will be a 4-story building comprised of 49 one and two bedroom residential units and an English basement. This project will help to support DHCD's in goals laid out for its RFP, of "increasing the supply of decent, affordable housing through new construction" and also that of "supporting neighborhood revitalization and economic

opportunities. 917 M Street is a new-construction project consisting of 38,526 square feet of condominium space, on what is now a vacant lot, along the border of the Shaw neighborhood.

### **Broadcast Center One**

**Borrower:** Broadcast Residential Partners

**Ward:** 1

**Site:** 7th Street, NW, between S & T St, NW

**Units:** 39

**Project Summary:** This project will help support small businesses by providing new retail space; fuel the District's cultural and economic resurgence by bringing to the District a home-grown nationally-known broadcaster and attract new residents to the District by offering new, highly desirable housing units and complete the unfinished streetscape, now partially vacant, along the east side of H Street, N.W. Broadcast Residential Partners proposes to develop a major source of affordable and workforce homeownership opportunities in the heart of the Shaw neighborhood.

### **Hilltop Terrace Phases II and IIa**

**Borrower:** Marshall Heights Community Development

**Ward:** 7

**Site:** 4648 - 4660 Hanna Pl, SE; 4645 - 4657 G St, SE

**Units:** 14

**Project Summary:** The nature of this project is based on MHCDO's mission of this organization since its creation in 1979 – delivery of affordable, quality housing in Ward 7. MHCDO is seeking subsidy dollars to buy-down the development cost of fourteen detached affordable houses.

### **Savoy Court LLC**

**Borrower:** Building Partners - Oakwood LLC

**Ward:** 8

**Site:** 210-212 Oakwood Street, SE

**Units:** 62

**Project Summary:** Building Partnerships, LLC (BP Oakwood, LLC) is submitting a proposal for Savoy Court Condominium, a 62-unit for sale condominium project located at 210-212 Oakwood Street, SE in Ward 8's in Congress Heights neighborhood.

## ***COMMUNITY FACILITIES***

### **Ionia R Whipper Home Educational Complex**

**Borrower:** Ionia R Whipper Home, Inc.

**Ward:** 5

**Site:** 2000 Channing St, NE

**Units:** n/a

**Project Summary:** The Ionia R. Whipper Home, Inc. is a licensed child care facility in the District of Columbia. Founded in 1931, IWH provides strength-based, family focused, home-like setting for young girls and adolescents. The Home provides a comprehensive residential program for abused, abandoned, and neglected girls between the ages of twelve and twenty-one who are residents of the city.

**124 15<sup>th</sup> Street, SE**

**Borrower:** Holy Comforter-St Cyprian Community Action Group

**Ward:** 6

**Site:** 124 15<sup>th</sup> Street, SE

**Units:** n/a

**Project Summary:** The 124 15th Street, SE site is located in the East Capitol Hill neighborhood of Ward 6. The Community Action Group will provide drug abuse and employment counseling, with on-site programs to teach life skills, self-esteem, parenting skills and job counseling. After renovations are completed, the facility anticipates serving approximately 200 clients per day.

***ELDERLY***

**Friendship Terrace Elderly Housing Preservation**

**Borrower:** Episcopal Church Home, Friendship Inc

**Ward:** 3

**Site:** 4201 Butterworth Place, NW

**Units:** 182

**Project Summary:** Friendship Terrace Elderly Housing Preservation is an existing project owned and operated by Episcopal Church Home, Friendship, Inc. since 1969 in Tenleytown. The apartment building contains 182 efficiency and one-bedroom units. The operation provides meals, transportation, physical activities, assistance and nursing services to the elderly through volunteers and professional individuals. The applicant plans to modernize the property and its systems.

**Israel Manor Senior Housing I**

**Borrower:** Israel Manor Senior Partnership I

**Ward:** 5

**Site:** 10th Street & Rhode Island Ave, Lot 817, Sq. 3388

**Units:** 33

**Project Summary:** Israel Manor Senior Residences will be developed by joint venture composed of the Israel Baptist Church, Walker Development Co. and Community Development Concepts, Inc. Israel Baptist Church, through its subsidiary corporation, Israel Manor, Inc., will start construction of 33 units of affordable new senior housing on a 75,000 square-foot parcel located at 10<sup>th</sup> Street and Rhode Island Avenue NE in the Rhode Island Place Shopping Center.